

# City of Mesa

*Mesa Council Chambers  
57 East 1st Street*



## Meeting Minutes

**Tuesday, September 12, 2023**

**4:30 PM**

**Lower Council Chambers**

### **Design Review Board**

*Chair Scott Thomas*

*Vice Chair Dane Astle*

*Boardmember Paul Johnson*

*Boardmember Jeanette Knudsen*

*Boardmember Justin Trexler*

1 Call meeting to order.

Chair Thomas called the meeting to order at 4:31 p.m.

2 Approval of minutes from the August 8, 2023 Design Review Board meeting.

2-a Approval of minutes from the August 8, 2023 Design Review Board meeting.

Approved (4-0) Boardmember Johnson Absent

3 Discuss and take action on the following Design Review cases:

3-a **DRB23-00464 - "Larry H. Miller Collision Center Mesa"** (District 4). Within the 500 Block of East Auto Center Drive (north side). Located north of Baseline Road and east of Mesa Drive. (4± acres). Site Plan Review and Design Review for a major automobile repair facility. Bryce Quigley, Kimley Horn, Applicant; LHM MFD LLC, Owner.

**Staff Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with Conditions**

Approved (4-0) Boardmember Johnson Absent

4 Discuss and provide direction on the following Preliminary Design Review cases:\*

4-a **DRB22-00614 - "Outlaw Trucking"** (District 6). Within the 5200 to 5300 blocks of East Main Street (south side). Located south of Main Street and east of Higley Road. (1± acres). Design Review for a retail development. Dan Christensen, C.E.W. Associates, Applicant; Jason Dial, Outlaw Trucking, Owner.

**Staff Planner: Joshua Grandlienard**

Continued to October 10, 2023 Meeting

4-b **DRB22-01124 - "Fore Green Village MX"** (District 6). Within the 8100 block of East Elliot Road (north side) and within the 3500 block of the South 82nd Street alignment (west side). Located west of Hawes Road on the north side of Elliot Road. (11± acres). Design Review for a mixed-use development. Chris Webb, Rose Law Group, Applicant; Fore Green Development, LLC., Owner.

**Staff Planner: Sean Pesek**

Presentation and discussion only; no formal action taken by the Board.

- 4-c **DRB22-01273 - "Aldi's"** (District 6). Within the 6800 to 6900 blocks of East Elliot Road (south side) and within the 3600 to 3700 blocks on South Power Road (east side). Located east of Power Road on the south side of Elliot Road. (3± acres). Design Review for a grocery store. David Lake, Avalon Development, Applicant; Avalon Ranch, LLC, Owner.

**Staff Planner: Cassidy Welch**

Presentation and discussion only; no formal action taken by the Board.

- 4-d **DRB23-00138 - "4312 East University"** (District 2). Within the 4300 block of East University Drive (north side). Located east of Greenfield Road on the north side of University Drive. (4± acres). Design Review for a commercial development. Sean Lake, Pew & Lake PLC, Applicant; 4312 LLC, Owner.

**Staff Planner: Sean Pesek**

Presentation and discussion only; no formal action taken by the Board.

- 4-e **DRB23-00297 - "Ultra Clean Express Car Wash - Rinse n Ride"** (District 2). Within the 4400 Block of East Brown Road (north side). Located east of Greenfield Road on the north side of Brown Road. (1± acres). Design Review for a car wash. Sean Lake, Pew and Lake, Applicant; B&B Merritt Real Estate LLC, Owner.

**Staff Planner: Joshua Grandlienard**

Presentation and discussion only; no formal action taken by the Board.

- 4-f **DRB23-00390 - "Oreganos"** (District 6). Within the 3500 block of South Signal Butte Road (west side). Located north of Elliot Road on the west side of Signal Butte Road. (2± acres). Design Review for a restaurant. Robert Barberio, Sixty First Place Architects, Applicant; TTRG Mesa Elliot Signal AZ, LLC, Owner.

**Staff Planner: Cassidy Welch**

Presentation and discussion only; no formal action taken by the Board.

- 4-g **DRB23-00494 - "Cunningham Aviation FBO"** (District 5). Within the 4900 block of East Falcon Drive (north side). Located west of Higley Road and north of McKellips Road. (3± acres). Design Review for a hangar. John Manross, Design Professionals, LLC, Applicant; City of Mesa, Owner.

**Staff Planner: Charlotte Bridges**

Presentation and discussion only; no formal action taken by the Board.

**5 Adjournment.**

Approved (5-0) Boardmember Johnson joined the meeting at 5:31 pm.

\*The applicant and public may speak about a case, and the Board may provide comments and suggestions to assist the applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.